

10/15/2015

MAYOR AND CITY COUNCIL  
TOWN OF OCEAN CITY  
MAYOR, OCEAN CITY, MARYLAND 10/8/15 -  
DATE  
PRESIDENT, OCEAN CITY TOWN COUNCIL 10/8/15  
DATE

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

  
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND 10.13.15  
DATE

## OWNER'S CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY TO THE BEST OF THEIR KNOWLEDGE THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2012), AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.

## LAND UNIT 1

67TH STREET TOWN CENTER, LLC

  
BY PAUL W. MILLER, MANAGING MEMBER 10/9/15  
DATE

THE BRYN MAWR TRUST COMPANY

  
BY ANTHONY MANERCHIA, SR. 10/13/15  
DATE

## LAND UNIT 2

OLD PRO GOLF, INC.

  
BY SCOTT SCHOELLKOPF 10/9/15  
DATE


## LAND UNIT 3

67TH STREET LAND, LLC

  
BY PAUL W. MILLER, MANAGING MEMBER 10/8/15  
DATE

## LAND UNIT 4


67TH STREET LAND, LLC

  
BY PAUL W. MILLER, MANAGING MEMBER 11/2/15  
DATE

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEET 1 OF 2 AND 2 OF 2, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE LAND CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, CAN BE DETERMINED FROM THEM.

I CERTIFY THAT THE REQUIREMENTS OF THE REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, AND THE SURVEY WAS PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION.


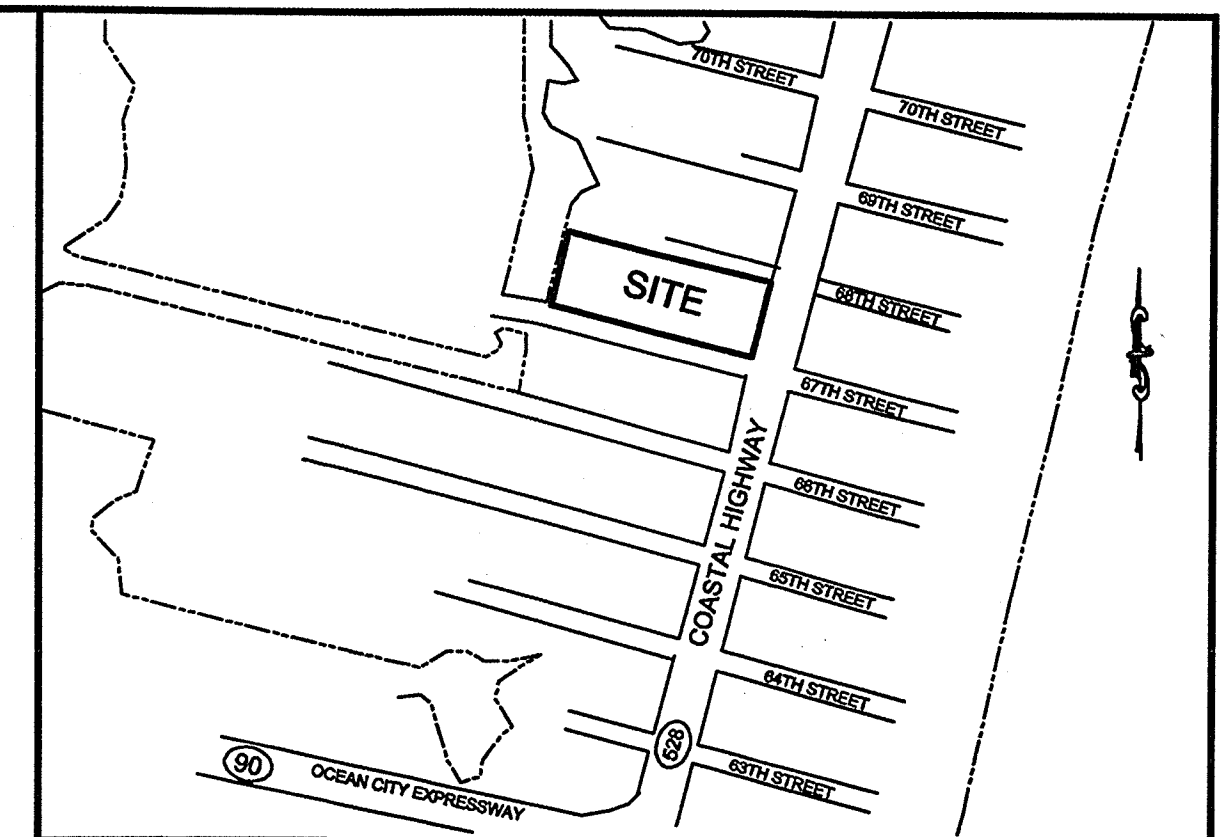
  
RUSSELL T. HAMMOND, P.L.S. MD #21329 10-8-15  
DATEAMENDED PLAT  
67TH STREET  
LAND CONDOMINIUM  
67TH STREET & 68TH STREET  
TAX MAP 114 - PARCEL 925A  
TOWN OF OCEAN CITY  
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

## GENERAL NOTES:

1. THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR THE 67TH STREET LAND CONDOMINIUM (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2012), AS AMENDED.
2. THE DIMENSIONS AND AREAS OF THE LAND UNITS SHOWN ON THIS CONDOMINIUM PLAT BASED ON THE UNITS BOUNDARIES AS DESCRIBED IN THE DECLARATION FOR 67TH STREET LAND CONDOMINIUM, (THE "DECLARATION") AND REFLECT THE COMPUTED DIMENSIONS OF THE LAND UNITS. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY.
3. THE UPPER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION 350, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION -100, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF.
4. THE VERTICAL OR PERIMETRICAL BOUNDARIES OF EACH LAND UNIT ARE VERTICAL PLANES AS DESCRIBED IN THE DECLARATION AND IS REFERENCED ON SHEET 2 OF 2, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE LAND UNIT.
5. EACH LAND UNIT SHALL CONSIST OF A THREE-DIMENSIONAL SPACE AS DESCRIBED IN THE DECLARATION AND AS REFERENCED ON SHEET 2 OF 2. THERE ARE FOUR LAND UNITS WITHIN THE CONDOMINIUM. EACH UNIT IS DESIGNATED NUMERICALLY, AS FOLLOWS: LAND UNIT 1, LAND UNIT 2, LAND UNIT 3 AND LAND UNIT 4.
6. THE COMMON ELEMENTS SHALL BE DEFINED AS SET FORTH IN THE DECLARATION AND SHALL CONSIST OF ALL PORTIONS OF THE PROPERTY OTHER THAN THE LAND UNITS AS SHOWN ON THIS CONDOMINIUM PLAT OR AS SET FORTH IN THE DECLARATION.
7. THE ELEVATIONS SHOWN HEREIN ARE BASED ON NGVD 1929 DATUM AND THE LOWER ELEVATION REPRESENTS THE LOWER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH LAND UNIT AND THE UPPER ELEVATION REPRESENTS THE UPPER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH UNIT.

## WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LAND CONDOMINIUM PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

  
ROBERT MITCHELL, DIRECTOR 10/8/15  
DATE

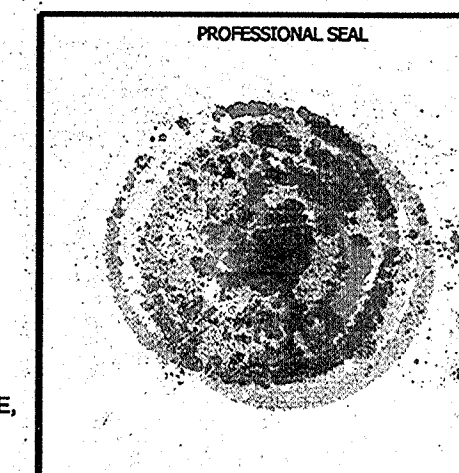
VICINITY MAP (NOT TO SCALE)

## SITE DATA

1. OWNER/DEVELOPER: 67TH STREET LAND, LLC  
PAUL W. MILLER, MANAGING MEMBER  
P.O. BOX 4075  
OCEAN CITY, MD 21842
2. CURRENT ZONING: LC-1, BMUD
3. TAX MAP 114 - PARCEL 925A
4. SITE AREA: 3.87 ACRES ± (168,650 S.F. ±)  
LAND UNIT 1 - 80,000 S.F. ± (1.84 ACRES)  
LAND UNIT 2 - 18,000 S.F. ± (0.41 ACRES)  
LAND UNIT 3 - 55,661 S.F. ± (1.278 ACRES)  
LAND UNIT 4 - 14,989 S.F. ± (0.344 ACRES)
5. FLOOD ZONE: ZONE A6, BFE = 8' & 6", PER FEMA FIRM COMMUNITY PANEL NO. 245207 0002 F, DATED 3/4/1986.
6. DEED REFERENCE(S):  
LAND UNIT 1 - SVH 5829/142  
OWNER: 67TH STREET TOWN CENTER  
P.O. BOX 4075  
OCEAN CITY, MD 21843  
LAND UNIT 2 - SVH 5829/171  
OWNER: OLD PRO GOLF, INC.  
6801 COASTAL HIGHWAY  
OCEAN CITY, MD 21842  
LAND UNIT 3 - SVH 5829/176  
OWNER: 67TH STREET LAND LLC  
P.O. BOX 4075  
OCEAN CITY, MD 21843
6. PLAT REFERENCE: SVH 237/46

AMENDED PLAT  
67TH STREET  
LAND CONDOMINIUM  
67TH STREET & 68TH STREET  
TOWN OF OCEAN CITY  
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLANDRUSSELL T. HAMMOND  
Surveying, LLCSURVEYING - LAND PLANNING  
10310 Hotel Road Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2015-1153
DRAWN BY	R.T.Hammond	DATE	06/22/2015	SHEET 1 OF 2	
CHECKED BY	R.T.Hammond	SCALE	1" = 50'		



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MSA 51257-8913-1